

INDEXING INSTRUCTIONS: Lot 3, Section A-1, Rosebury P.U.D., situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi

**SUBSTITUTION OF TRUSTEE**

WHEREAS, on February 18, 2005, Gregory S. Hannon and Angela M. Hannon, executed a Deed of Trust to Jay Morris, Trustee for the use and benefit of Chase Manhattan Bank, USA which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, 17th Judicial District, Mississippi, in Deed of Trust Record Book 2168, Page 327 thereof; describing the following property:

All that parcel of land in City of, DeSoto County, State of Mississippi, as more fully described in Deed Book 467, Page 655, ID#2072101000000300, being known and designated as Lot 3, Section A-1, Rosebury P.U.D., filed in Plat Book 83, Page 32.

Lot 3, Section A-1, Rosebury P.U.D., situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 83, Page 32, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

By Fee simple deed from Paxton Custom Homes, Inc., as set forth in Deed Book 467, Page 655 Dated 3/18/2004 and recorded 03/23/2004, DeSoto County Records, State of Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN CHASE BANK, NATIONAL ASSOCIATION JPMAC 2007-CH1**, its successors and assigns. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute **PRIORITY TRUSTEE SERVICES OF MS, L.L.C.**, as Trustee in said Deed of Trust, the said **PRIORITY TRUSTEE SERVICES OF MS, L.L.C.**, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

*su  
Morris*

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 24 day of August, 2007.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR J.P. MORGAN CHASE BANK, NATIONAL  
ASSOCIATION JPMAC 2007-CH1

~~Lorris, Schneider, Prior, Johnson & Freedman, LLC  
1587 Northeast Expressway  
Atlanta, GA 30329~~

~~POWER OF ATTORNEY  
ATTACHED AS EXHIBIT A~~

By: [Signature]  
Its DELL CUNAMAY  
Vice President

BY CHASE HOME FINANCE LLC  
AS ATTORNEY-IN-FACT

STATE OF California  
COUNTY OF San Diego

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid,  
DELL CUNAMAY, known personally to be the  
Vice President of the within named, **Deutsche Bank National Trust**  
**Company, as trustee for J.P. Morgan Chase Bank, National Association JPMAC 2007-CH1**, and  
acknowledged to me that (s)he signed and delivered the above and foregoing Substitution of Trustee on behalf  
of said corporation, after being first duly authorized to do so.

GIVEN UNDER my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

Prepared by and Return To:  
**0718710MS**  
**NATIONWIDE TRUSTEE SERVICES, INC**  
1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181 ext 1120

# Acknowledgement

State of California

County of San Diego

On AUG 24 2007 before me, Karen Tucker, personally appeared DELL CUNAMAY personally known to (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Karen Tucker (SEAL)



## RECORDING REQUESTED BY:

JPMorgan Chase Bank, N.A.  
c/o Chase Home Finance LLC  
REO Dept-711  
PO Box 509011  
San Diego, CA 92150-9944

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank National Trust Company, a national banking association organized and existing under the laws of the United States, having its principal place of business at 1761 East St. Andrew Place, Santa Ana, California, 92705, as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement dated as of February 1, 2007 (the "Agreement") by and between J.P. Morgan Acceptance Corporation I, as depositor (the "Depositor"), J.P. Morgan Mortgage Acquisition Corp., as seller (the "Seller"), JPMorgan Chase Bank, National Association, as servicer (the "Servicer"), Pentalpha Surveillance LLC, as trust oversight manager (the "Trust Oversight Manager") and Deutsche Bank National Trust Company, as trustee (the "Trustee"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer in connection with the Pooling and Servicing Agreement solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various Certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which JPMorgan Chase Bank, National Association is acting as the Servicer.

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the

Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale;

- d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of deed in lieu of foreclosure; and
  - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e. above.
9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
- a. listing agreements;
  - b. purchase and sale agreements;
  - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
  - d. escrow instructions; and
  - e. any and all documents necessary to effect the transfer of property.
10. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of June 7, 2007.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Deutsche Bank National Trust Company except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of Deutsche Bank National Trust Company, then the Servicer shall promptly forward a copy of same to the Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Trustee under the Agreement.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 6th day of June 2007.

Deutsche Bank National Trust Company, as Trustee

By: \_\_\_\_\_

Name: Amy Stoddard

Title: Authorized Signer

Acknowledged and Agreed  
JPMorgan Chase Bank, National Association

By: \_\_\_\_\_

Name:

Title:

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On June 6, 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared Amy Stoddard of Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH1, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~/she executed that same in ~~his~~/her authorized capacity, and that by ~~his~~/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.  
(SEAL)

  
\_\_\_\_\_  
Notary Public, State of California

